

INVESTMENT PROPERTY FOR SALE

857 ORANGEBURG RD | SUMMERVILLE, SC 29483 (CHARLESTON)



PROPERTY SUMMARY

857 ORANGEBURG RD | SUMMERVILLE, SC 29483

ASKING PRICE \$1,375,000

LEASE EXPIRATION 8-31-2026

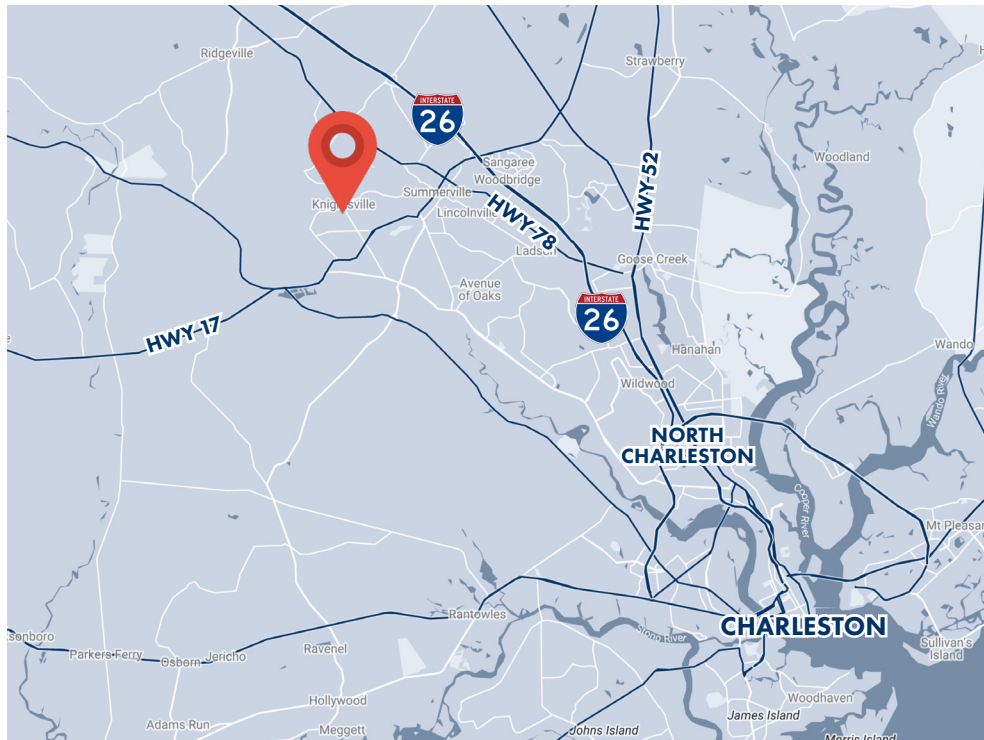
CURRENT RENT \$84,980/yr or \$7,081/mo

RENEWAL OPTIONS (3) 5 year options

BUILDING SIZE ±5,836 SF

ACREAGE ±1.44 acres

YEAR BUILT 2004



LEASE HIGHLIGHTS

- Long term tenant since 2004
- Below market rental rate
- NN Lease
- Tenant responsible for taxes, insurance, and CAM
- Landlord responsible for roof, slab, HVAC, & parking lot
- Over 3 years remaining with three 5-year renewal options
- 15% rental increase in 2026 if Tenant exercises option to renew

LEASE SUMMARY

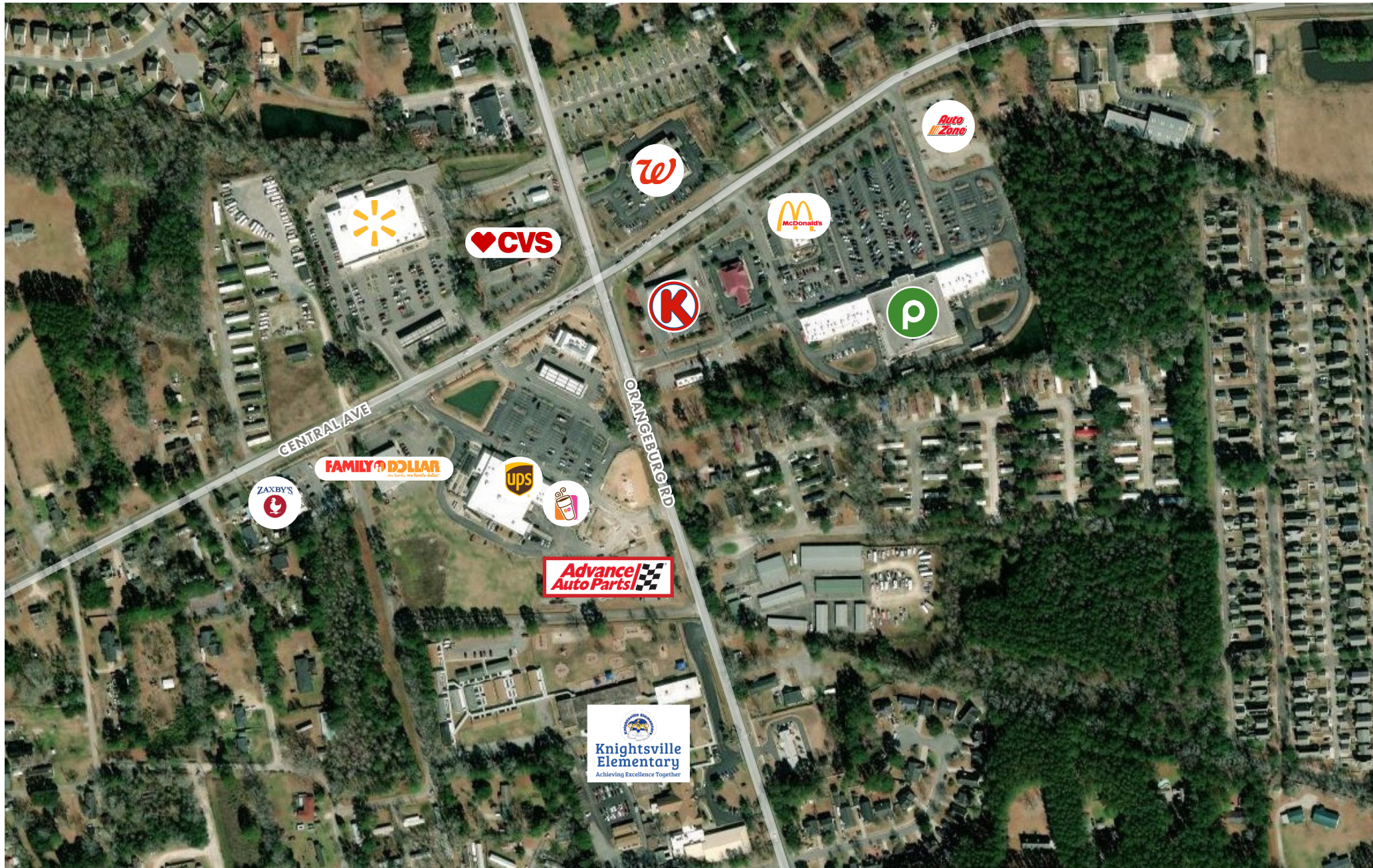
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TENANT	Advanced Auto Parts
RENT COMMENCEMENT	2004
LEASE EXPIRATION	8/31/2026
CURRENT RENT	\$84,980/yr or \$7,008.67/mo
LEASE TERM	15 years
RENEWAL OPTIONS	(3) 5-year options Option 1: \$8,050/mo or \$96,600/yr Option 2: \$8,450/mo or \$101,436/yr Option 3: \$8,875/mo or \$106,500/yr
RENT INCREASES	15% increase in option 1 (2026) 5% increases in options 2 & 3
TENANT OBLIGATIONS	Taxes, insurance, CAM
LANDLORD OBLIGATIONS	Roof, slab, HVAC, & parking lot



AERIAL

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CONTACT

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